



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**19.042**

April 8, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES RIVER - PARCELS 345EX AND 966EX  
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Los Angeles River, Parcels 345EX and 966EX (2,271 square feet), located in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcels 345EX and 966EX to the adjacent property owners, Mike Farrell and Shelley Fabares, for \$40,000, of which \$8,000 has been paid, with the balance of \$32,000 to be paid over two years at an interest rate of two percent per annum.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell surplus property along the Los Angeles River to the adjacent property owners, who own a single-family residence in the City of Los Angeles. Parcels 345EX and 966EX are located on the north side of the Los Angeles River in the Studio City area of the City of Los Angeles.

The District acquired the fee title to Parcels 345EX and 966EX as part of the land needed for the Los Angeles River. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase this property to resolve an encroachment, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$40,000 represents the market value. Twenty percent of the purchase price, or \$8,000, has been paid and deposited into the Flood Control Fund. The balance of \$32,000 is to be paid and deposited into the Flood Control Fund over the next two years in monthly increments along with an interest rate of two percent per annum. The balance will be secured by a Note and Deed of Trust.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcels 345EX and 966EX are no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and

The Honorable Board of Supervisors  
April 8, 2004  
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minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

CPM:in  
P6:blARVR345EXetc.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mike Farrell and Shelley Fabares  
P.O. Box 6010-909  
Sherman Oaks, CA 91413

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2368-010-901 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MIKE FARRELL and SHELLEY FABARES, husband and wife as community property, all its right, title, and interest in and to all that real property in The City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

LOS ANGELES RIVER 345EX  
Includes Parcel 966EX  
19-RW 18.3  
S.D. 3 M0221001

OG:adg::P:CONFqcd LA RIVER 345 EX

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF LOS ANGELES             )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_,                     the                     facsimile                     signature                     of  
\_\_\_\_\_, Chairman of the Board of  
Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as  
the official execution of this document. The undersigned further certifies that on this date, a copy of the  
document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and  
year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form  
LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

MARTIN J. YOUNG  
Supervising Title Examiner III

By \_\_\_\_\_

**LOS ANGELES RIVER 345EX**

Includes Parcel No. 966EX

19-RW 18.3

A.P.N. 2368-010-901 (Portion)

T.G. 562 (H5)

I.M. 159-157

Third District

M0221001

**LEGAL DESCRIPTION**

**PARCEL NOS. 345EX AND 966EX** (Quitclaim of portions of fee):

Those portions of those certain parcels of land in Lots 49, 50 and 51, Tract No. 10866, as shown on map recorded in Book 189, pages 26 and 27, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 345 and PARCEL 966, both in a Final Judgment, had in Superior Court Case No. 542717, a certified copy of which is recorded in Book 28718, page 373, of Official Records, in the office of said recorder, within a strip of land 8.00 feet wide, said strip of land more particularly described as follows:

Beginning at the intersection of the southerly sideline of Dilling Street, 60.00 feet wide, as shown on said map, and that certain curve having a radius of 1,163.32 feet in the curved northeasterly line of said PARCEL 966; thence southeasterly along said curved northeasterly line to the westerly line of Troost Avenue, 60.00 feet wide, as shown on said map; thence southerly along said westerly line to a curve concentric with and 8.00 feet southwesterly, measured radially, from said curved northeasterly line; thence northwesterly along said concentric curve to the southerly sideline of said Dilling Street; thence easterly along said southerly sideline to the point of beginning.

Containing: 2,271  $\pm$  s.f.

**EXHIBIT A**